

Alexanders



Henry Dane Way

Newbold Coleorton





Please excuse
the mess.
Our standards
have lowered
with each child.

Henry Dane Way

Newbold Coleorton

- A beautifully upgraded detached family home
- Constructed in 2002 by Messrs 'Hayward Homes'
- Four spacious reception rooms and modern kitchen
- Five bedrooms, two ensuites and a family bathroom
- Over 2,713 square feet of stylish living accommodation
- Landscaped private rear gardens
- Generous driveway and an integral garage
- Within Ashby School catchment area
- EPC Rating C / Council Tax Band F / Freehold

General Description

Alexanders of Ashby-de-la-Zouch offer to the market this superb five bedroom, three bathroom detached family home in the heart of the sought after village of Newbold Coleorton.

The property was constructed by Messrs 'Hayward Homes' in 2002 and since then has been updated, remodelled and improved with no expense spared.

The current vendors have truly created a superb family home with the recent additions of introducing air source heating, bi-fold doors, landscaped rear garden and the flexible fourth reception room, currently used as a home office/ family room.

This space could also easily be converted into self-contained living should those be looking for multigenerational accommodation.

Location

The Leicestershire village of Newbold Coleorton is within catchment for the sought after 'Ashby School', and boasts fantastic commuter links to Ashby, Loughborough, Leicester, Nottingham and Birmingham.





Accommodation

Internally the property now boasts over 2,713 square feet, the stylish living accommodation is laid across two floors with features to include vaulted ceilings with exposed beams and oak flooring throughout the property.

The living room boasts a brick feature fireplace with timber mantle and a flag stone hearth with a multi-fuel burning stove inset and bi-fold doors onto the garden.

The kitchen is fully fitted to include a range of base and eye level units and central island unit in a contemporary wooden shaker style with granite work surfaces and upstands. Further to the ground floor is the dining room, family room and study with box bay window. There is also a utility room and WC.

A dog leg oak staircase rises to first floor galleried landing giving access to five good sized bedrooms with the main bedroom housing an en-suite shower room and walk in dressing room fitted with two lots of built in wardrobes with sliding door fronts, shelving and hanging space. Bedroom two also benefits from a three piece en-suite, with the family bathroom servicing all other rooms.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by air-sourced heating.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band F.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Total area: approx. 252.1 sq. metres (2713.6 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

